

APPLICATION for PRIMARY PLAT (or REPLAT)

Fee: \$894.00 plus \$119.00 per lot (\$296.00 plus \$119 per lot)

DATE: _____

DOCKET NO. _____

The undersigned agrees that any construction, reconstruction, enlargement, relocation or alteration of structure, or any change in the use of land or structures requested by this application will comply with, and conform to, all applicable laws of the State of Indiana, and the "Zoning Ordinance of Carmel, Indiana - 1980", adopted under the authority of Acts of 1979, Public Law 178 Sec. 1, et seq, General Assembly of the State of Indiana, and all Acts amendatory thereto.

Name of Applicant: _____ Phone No. _____

Fax No. _____ Email: _____

Address of Applicant: _____

Name of Owner: _____ Phone No. _____

Name of Subdivision: _____

Approximate Address/Location of Subdivision: _____

Tax ID Parcel No(s): _____

Legal Description: (To be typewritten on separate sheet and attached)

Area (in acres): _____ Number of Lots: _____ Length (in miles) of new streets to be dedicated to public use: _____.

Surveyor certifying plat: _____

Address: _____ Phone No. _____

STATE OF INDIANA, COUNTY OF _____, SS:

The undersigned having been duly sworn, upon oath says that the above information is true and correct as he or she is informed and believes.

SIGNATURE OF APPLICANT: _____ Print: _____

Subscribed and sworn to before me this _____ day of _____, 20 ____.

Notary Public

My Commission Expires: _____

FEE: _____ Received by: _____

PETITIONER'S AFFIDAVIT OF NOTICE OF PUBLIC HEARING

CARMEL PLAN COMMISSION

I (We) _____ do hereby certify that notice of public hearing of the **Carmel Plan Commission** to consider Docket Number _____, was registered and mailed at least twenty-five (25) days prior to the date of the public hearing to the below listed adjacent property owners:

OWNER(s) NAME

ADDRESS

_____	_____
_____	_____
_____	_____
_____	_____

STATE OF INDIANA, COUNTY OF _____, SS:

The undersigned, having been duly sworn, upon oath says that the above information is true and correct as he is informed and believes.

(Signature of Petitioner)

Subscribed and sworn to before me this _____ day of _____, 20 ____.

Notary Public

My Commission Expires: _____.

(Actual signatures of adjacent property owners must be submitted on this affidavit if the public notice was hand delivered to an adjacent property owner. Otherwise the names can be typed/written in.)

ADJOINING PROPERTY OWNER LIST

I, _____, Auditor of Hamilton County, Indiana, certify that the attached affidavit is a true and complete listing of the property owners within 660 feet or two (2) property depths, whichever is less, as relating to Docket No. _____.

OWNER

ADDRESS

EXAMPLE ONLY: Formal list request sheet & official list may be acquired from the Hamilton County Auditor's Office (776-8401).
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Hamilton County Auditor

Date

**NOTICE OF PUBLIC HEARING BEFORE THE
CARMEL PLAN COMMISSION**

Docket No. _____

Notice is hereby given that the Carmel Plan Commission meeting on _____

(Date)

at _____ in the City Hall Council Chambers, 1 Civic Square, Carmel,

(Time)

Indiana, 46032 will hold a Public Hearing upon a _____ application

for _____

_____.

The application is identified as Docket No. _____.

The real estate affected by said application is described as follows:

(Insert Legal Description)

All interested persons desiring to present their views on the above application, either in writing or verbally, will be given an opportunity to be heard at the above mentioned time and place.

(Note to Petitioner: When mailing out public notices to adjacent property owners, the Department encourages maps or a simple description of the location.)

PRIMARY PLAT CHECKLIST

SCO 5.1.10 Application for Primary Plat. Two (2) copies, or more if necessary, of the primary plat and of the construction plans together with supporting documents shall be submitted to the Director of Planning with this application. **These plans to be distributed to all Technical Advisory Committee authorities by applicant.**

NAME OF APPLICANT: _____

NAME OF SUBDIVISION: _____

DATE OF PLAN COMMISSION MEETING: _____

PREPARED BY: _____ DATE: _____

A. Two Copies of Plat to Illustrate:

- _____ 1. Name of subdivision (5.2.1)
- _____ 2. Words "PRIMARY PLAT" (5.2.1)
- _____ 3. Date of submission of latest revisions (5.2.1)
- _____ 4. Name of subdivision designer (5.2.1)
- _____ 5. Present zoning classification (5.2.1)
- _____ 6. Total acreage of the plat (5.2.1)
- _____ 7. Name, address, telephone number of owner, subdivider & registered land surveyor (5.2.2)
- _____ 8. Street and rights-of-way: (5.2.3)
 - a. Locations
 - b. Names
 - c. Street width
 - d. Right-of-way width
- _____ 9. Location, size and capacity of: (5.2.5)
 - a. Proposed sanitary sewers
 - b. Water mains, hydrants
 - c. Drainage system
- _____ 10. Layout of lots showing dimensions, lot number & square footage (5.2.6)
- _____ 11. Parcels to be dedicated or reserved for public use (5.2.7)
- _____ 12. Contour slopes (5.2.8)
- _____ 13. Tract boundary lines showing dimensions, angle bearings, existing monuments, markers and benchmarks. (5.2.9)
- _____ 14. Location of flood plains (FP, FF and FW) (5.2.10)
- _____ 15. Building setback lines (5.2.11)
- _____ 16. Legends and notes (5.2.12)

B. Supporting Data:

- _____ 1. Area location map of 1" = 500' to show: (5.3.1)
 - a) Existing adjacent uses
 - b) Watershed boundaries
 - c) Thoroughfares directly related to proposed subdivision
 - d) Existing adjoining zoning classifications and proposed uses
 - e) Title on area location map, its scale, north arrow and date information was placed on map

- _____ 2. Service reports of statements (5.3.3)
 - a) Police and Sheriff
 - b) Fire Department
 - c) Water and sanitary sewer utilities
 - d) Electric, gas and telephone utilities
 - e) Carmel/Clay schools
 - f) Hamilton County Health Department
 - g) Surveyor, Drainage Board, County Commissioners
 - h) Indiana Natural Resources Commission
 - i) Carmel Board of Public Works
 - j) Director of the Dept. of Community Development
- _____ 3. Report describing water system, sanitary sewer system and storm drainage system (5.3.4)
- _____ 4. Statement from State Highway, County Highway or City Street Dept. (5.3.5)
- _____ 5. Soils map and report from Hamilton County Soils & Water Districts (5.3.6)
- _____ 6. A description of the protective covenants or private restrictions (5.3.7)
- _____ 7. Erosion control plan (5.3.9)
- _____ 8. Statement from the Carmel Board of Public Works or other appropriate authority stating that said authority has capacity for sewer/water hookups (5.3.10)
- _____ 9. Engineered Landscape plan
- _____ 10. Proposed Signage plan
- _____ 11. Estimated cost to comply with the Thoroughfare Plan & Alternative Transportation Plan.
(contact City Engineer for more info.)
- _____ 12. Open Space Schedule: Exhibit A, found in Chapter 7 of the Subdivision Control Ordinance
(if applicable).

FINDINGS OF FACT FORM
FOR PRIMARY PLAT CONSIDERATION

Carmel Plan Commission

Carmel, Indiana

DOCKET NO. _____ NAME OF SUBDIVISION: _____

PETITIONER: _____

_____ Based upon all the evidence presented by the petitioner and upon the representations and certifications of the staff of the Department of Community Development, I determine that the plat complies with standards of the Carmel Clay Subdivision Control Ordinance.

_____ I hereby approve of the primary plat as submitted with the following specific conditions as agreed to by the petitioner.

Condition 1. _____

Condition 2. _____

Condition 3. _____

_____ I hereby disapprove of the primary plat as submitted for the following reasons:

1. _____

2. _____

3. _____

DATED THIS _____ DAY OF _____, 20 _____.

Commission Member

**SUBDIVISION CONTROL ORDINANCE
WAIVER REQUEST APPLICATION**

(Submit two (2) copies)

Docket No. _____ Date Received: _____

Contact Person: _____ Telephone No. _____

Fax No. _____ E-Mail: _____

Address: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

APPLICANT NAME: _____

Land Owner

ADDRESS: _____

TELEPHONE: _____

Section (Section Number, Page, Item) of Subdivision Control Ordinance for which waiver is being requested:

State explanation of why waiver is being requested:

State reasons supporting waiver request:

Present zoning: _____

Signature of Property Owner

THIS APPLICATION MUST BE SUBMITTED AT THE TIME OF THE PRIMARY PLAT APPLICATION. WAIVER REQUEST MUST BE INCLUDED WITH THE PUBLIC NOTICE FOR THE PRIMARY PLAT.

\$ _____
APPLICATION FEE

OPEN SPACE MODIFICATION - FINDINGS OF FACT
CARMEL PLAN COMMISSION
Carmel, Indiana

Docket No: _____

Petitioner: _____

Section Varied from: _____

Brief Description of Waiver: _____

The Commission may, after a public hearing, permit the modification of the provisions of Chapter 7 of the Subdivision Control Ordinance.

Any approval to permit such a modification shall be subject to the following criteria:

- The design and modifications shall be in harmony with the purposes and the land-use standards contained in this Chapter;
- The design and modifications shall enhance the subdivision plan, the central core area, the streetscapes, and the neighborhoods, or at least not be any less desirable than the plan that could be created in conformance with this Chapter;
- The design and modifications shall not produce lots or street systems that would be impractical or detract from the appearance of the subdivision plan, and shall not adversely affect emergency vehicle access or deprive adjoining noncommercial properties of adequate light and air; and,
- The applicant shall demonstrate that the proposed modifications will produce equal or better results, from the Commission's perspective, and represent the minimum modification necessary.

If the Commission determines that the applicant has met his/her burden, it may grant a modification of the requirements of this article. In granting modifications, the Commission may impose such Conditions that will, in its judgment, secure the objectives and purposes of Chapter 7.

_____ Based on all the evidence presented by the petitioner, I vote to Approve of the requested subdivision waiver.

_____ I hereby vote to Disapprove of the subdivision waiver request for the following reasons:

1. _____

2. _____

3. _____

Dated this _____ day of _____, 20____.

Commission Member

Primary Plat Approval Process

The following is a chronological listing of the steps required for processing a primary plat:

1. Initial discussion with staff regarding applicable zoning ordinances, design standards, condition/capacity of infrastructure, and availability of utilities.
2. Developer presents plat for review by staff. All documents must be legible and of the required size and scale, but no larger than 24" x 36".
3. Developer files required material to be placed on the Plan Commission docket.
4. Submit plans to TAC (Technical Advisory Committee members) for their review.
5. Administrative review by the Department of Community Services staff.
6. The Technical Advisory Committee reviews the plan and offers review comments and recommendations.
7. Petitioner obtains list of all property owners within a 660 foot radius of the subject property from the Hamilton County Mapping and Transfers Office (in Noblesville).
8. Petitioner prepares legal notices for property owner notification and newspaper advertisement and advises staff.
9. Petitioner submits newspaper advertisement to newspaper of general circulation in Hamilton County at least 25 days prior to the public hearing.
10. Petitioner mails certified mail notice to all property owners within a 660 foot radius at least 25 days prior to the public hearing and places public hearing sign on his/her site.
11. Petitioner prepares information packets for the Plan Commission, to be submitted no later than 10 days prior to the first docketed hearing.
12. Plan Commission Agenda is posted. Staff reports are released.
13. Plan Commission holds public hearing and gathers information from public.
14. The Plan Commission refers project to the Subdivision Committee for further review, suggestions and recommendations.
15. The Subdivision Committee will forward the project to the full Plan Commission with a recommendation. Upon return to the Plan Commission will either approve or deny at this time.
16. The next step is to file the Secondary Plat (final plat) application. This will be an administrative approval process for the secondary plat.

Plan Commission Public Notice Sign Procedure:

The petitioner shall incur the cost of the purchasing, placing, and removing the sign. The sign must be placed in a highly visible and legible location from the road on the property that is involved with the public hearing.

The public notice sign shall meet the following requirements:

1. Must be placed on the subject property no less than 25 days prior to the public hearing
2. The sign must follow the sign design requirements:

Sign must be 24" x 36" – vertical
Sign must be double sided
Sign must be composed of weather resistant material, such as corrugated plastic or laminated poster board
The sign must be mounted in a heavy-duty metal frame

3. The sign must contain the following:
 - 12" x 24" PMS 288 Blue box with white text at the top.
 - White background with black text below.
 - Text used in example to the right, with Application type and Date* of subject public hearing
- * The Date should be written in day, month, and date format. *Example: Tuesday, January 17*
4. The sign must be removed within 72 hours of the Public Hearing conclusion



Public Notice Sign Placement Affidavit:

I (We) _____ do hereby certify that placement of the notice public sign to consider Docket Number _____, was placed on the subject property at least twenty-five (25) days prior to the date of the public hearing at the address listed below.

STATE OF INDIANA, COUNTY OF _____, SS:

The undersigned, having bee duly sworn, upon oath says that the above information is true and correct as he is informed and believes.

(Signature of Petitioner)

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____.